

STATEMENT OF INFORMATION

126 TOWER ROAD, MOUNT ELIZA, VIC 3930

PREPARED BY BELINDA JONES, HALL & HALL, OFFICE PHONE: 03 97879800

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



126 TOWER ROAD, MOUNT ELIZA, VIC

3 2 5

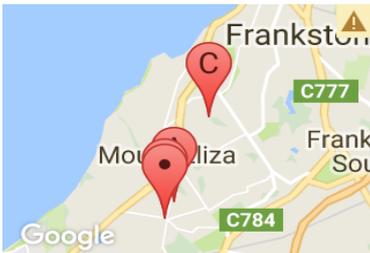
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,250,000 to \$1,350,000

Provided by: Belinda Jones, Hall & Hall

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,050,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 ELIZA DR, MOUNT ELIZA, VIC 3930

3 2 6

Sale Price

***\$1,123,000**

Sale Date: 12/05/2017

Distance from Property: 535m



116 WOORALLA DR, MOUNT ELIZA, VIC 3930

3 5 4

Sale Price

\$1,540,000

Sale Date: 31/01/2017

Distance from Property: 161m



41 BRIGHT CRES, MOUNT ELIZA, VIC 3930

3 2 2

Sale Price

***\$1,150,000**

Sale Date: 22/05/2017

Distance from Property: 3.1km



This report has been compiled on 14/07/2017 by Hall & Hall. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

126 TOWER ROAD, MOUNT ELIZA, VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,250,000 to \$1,350,000

Median sale price

Median price \$1,050,000

House

Unit

Suburb

MOUNT ELIZA

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 ELIZA DR, MOUNT ELIZA, VIC 3930	*\$1,123,000	12/05/2017
116 WOORALLA DR, MOUNT ELIZA, VIC 3930	\$1,540,000	31/01/2017
41 BRIGHT CRES, MOUNT ELIZA, VIC 3930	*\$1,150,000	22/05/2017